

EPA Announces Proposed Plan

Gulfc0 Marine Maintenance Superfund Site
Freeport, Brazoria County, Texas

July 2011

This fact sheet will tell you about:

- The Proposed Plan for the Gulfc0 Marine Maintenance Site
- Community Participation
- Site Background
- History of the Site
- Summary of the Preferred Alternative
- For More Information

Introduction

The U.S. Environmental Protection Agency (EPA) has released the Proposed Plan for addressing ground water contamination at the Gulfc0 Marine Maintenance Superfund Site in Freeport, Brazoria County, Texas. The EPA Region 6 office is the lead agency for this Site.

The EPA has conducted its activities in connection with the Site in accordance with the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA, or Superfund), 42 U.S.C. § 9601 *et seq.*, and the National Oil and Hazardous Substances Contingency Plan, 40 C.F.R. Part 300. The EPA issued the Proposed Plan in accordance with, and as part of, its public participation responsibilities under CERCLA §117(a), 42 U.S.C. § 9617(a) and 40 CFR §300.430(f)(2).

Community Participation

This Proposed Plan fact sheet highlights information contained in the Administrative Record file for the Site which includes the Remedial Investigation Report, Feasibility Study Report, the Human Health Risk Assessment Report, and other documents and reports used in preparing this Proposed Plan. The Administrative Record file is available at the information repository locations listed at the end of this fact sheet. The EPA encourages the public to review those documents to obtain more information about the Superfund activities that have been conducted at the Site.

Public comments on this Proposed Plan and the Administrative Record file can be submitted during the **public comment period from Saturday, July 9, 2011, through Monday, August 8, 2011**. All written comments should be addressed to: Gary Miller, P.E., Remedial Project Manager, U.S. EPA Region 6 (6SF-RA), 1445 Ross Avenue, Dallas, Texas 75202-2733.

EPA will also accept public comments at a **public meeting to be held on Thursday, July 14, 2011, beginning at 6:30 p.m. at the Velasco Community House, 110 Skinner Street, Freeport, Texas.**

Site Background

The Site (see Figure 1 on page 3 of this fact sheet), which is located within the city limits of Freeport, Brazoria County, Texas, consists of approximately 40 acres along the north bank of the Intracoastal Waterway between Oyster Creek and the Texas Highway 332 bridge, located approximately one mile to the east and west of the Site, respectively. The Site includes approximately 1,200 linear feet (ft.) of shoreline on the Gulf Intracoastal Waterway. The population of Brazoria County is approximately 242,000, with approximately 12,700 residents in Freeport according to the 2000 U.S. Census.

Marlin Avenue, which runs approximately east to west, divides the Site into two primary areas (See Figure 1). The property to the north of Marlin Avenue, or the North Area, consists of undeveloped land and the closed surface impoundments, while the property south of Marlin Avenue, or the South Area, was developed for industrial uses with multiple structures, a dry dock, sand blasting areas, a former aboveground storage tank (AST) tank farm, and two barge slips connected to the Intracoastal Waterway. The North Area is zoned as "M-2, Heavy Manufacturing." The South Area is zoned as "W-3, Waterfront Heavy" by the City of Freeport. This designation provides for commercial and industrial land use, primarily port, harbor, or marine-related activities. Institutional controls in the form of restrictive covenants prohibiting any land use other than commercial or industrial and prohibiting ground water use have been filed for all parcels within both the North and South Areas. Additional restrictions requiring any building design to preclude indoor vapor intrusion and requiring EPA and Texas Commission on Environmental Quality (TCEQ) notification prior to any building construction have been filed for Lots 55, 56 and 57 of the North Area.

Adjacent property to the north, west, and east of the North Area is unused and undeveloped. Adjacent property to the east of the South Area is currently used for industrial purposes. The property to the west of the South Area is currently vacant and previously served as a commercial marina. The Intracoastal Waterway bounds the Site to the south. Residential areas are located south of Marlin Avenue, approximately 300.0 ft west of the Site, and 1,000 ft east of the Site.

The South Area includes approximately 20 acres of upland that was created from dredged material from the Intracoastal Waterway. Some of the North Area is upland created from dredge spoil, but most of this area is considered wetlands by the United States Fish and Wildlife Service. The Intracoastal Waterway design width and depth in the vicinity of the Site, based on United States Army Corps of Engineers mean low tide datum, is 125.0 ft wide and 12.0 ft deep.

History of the Site

The Site underwent several ownerships and operated as a barge cleaning and repair facility from 1971 to about 1998. Barges brought to the facility were cleaned of waste oils, caustics, and organic chemicals. Three surface impoundments in the North Area were used for storage of these materials and waste wash waters generated during barge cleaning activities until 1981. The impoundments were closed in 1982. The shallow ground water, consisting of salt water unfit for human consumption, occurring below the former impoundments was investigated and found to contain various organic chemicals.

Additionally, off-shore oil platform fabrication work was performed in the northeast part of the South Area during the early 1960s. Raw materials and supplies were brought onto the Site, the platform fabrication work (*i.e.*, welding, metals cutting, etc.) was performed, and the finished products and any unused materials and supplies were removed from the Site.

Summary of the Preferred Alternative

EPA evaluated a number of alternatives and selected a Preferred Alternative to prevent human exposure to contaminants from ground water at the Site.

EPA's Preferred Alternative is *Alternative 2 – Ground Water Controls and Monitoring*. Components of the Preferred Alternative include:

- Review and evaluation of current restrictive covenants prohibiting ground water use and requiring protection against indoor vapor intrusion for any future building construction on lots 55 through 57;

- Modification of the existing institutional controls to identify the type and location of hazardous substances;
- Annual long-term ground water monitoring to confirm continued stability of the affected ground water plume; and
- Implementation of an Operation and Maintenance Plan to provide ground water monitoring and inspection/repair of the cap covering the former impoundments.

For More Information

Gary Miller, P.E.
EPA Region 6 Remedial Project Manager
214.665.8318 or 1.800.533.3508 (toll free)
Fax. 214.665.6660
miller.garyg@epa.gov

Phyllis June Hoey
EPA Region 6 Community Involvement Coordinator/SEE
214.665.8522 or 1.800.533.3508 (toll free)
hoey.phyllis@epa.gov

For press inquiries, please call the EPA Press Office at 214.665.2200.

Information Repositories are available at:

Freeport Branch Library
410 Brazosport Boulevard
Freeport, Texas 77541

Texas Commission on Environmental Quality
Building E, Records Management, First Floor
12100 Park 35 Circle
Austin, Texas 78753
512.239.2920
Mon. - Fri. - 8:00 am to 5:00 pm

On the Web

On the internet, information about U.S. EPA Region 6 and the Superfund Program can be found at:
<http://www.epa.gov/region6/superfund>

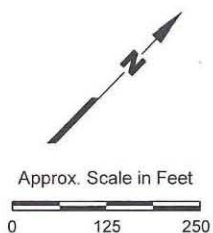
Call U.S. EPA at 1.800.533.3508 to receive a Spanish translation of this fact sheet.

Para recibir una traducción en español de esta Hoja de Datos, comunicarse con la Agencia de Protección del Medio Ambiente de los EEUU (la EPA) al número de teléfono 1.800.533.3508 (llamada gratis).



EXPLANATION

- Gulfco Marine Maintenance Site Boundary (approximate)
- - Lot Boundary (approximate)



Source of photo: H-GAC, Texas aerial photograph, 2006.

GULFCO MARINE MAINTENANCE FREEPORT, BRAZORIA COUNTY, TEXAS

Figure 1 SITE MAP

PROJECT: 1352	BY: ZGK	REVISIONS
DATE: APRIL, 2011	CHECKED: EFP	

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